



## Filing Receipt

**Received - 2021-12-22 08:32:21 AM**  
**Control Number - 53018**  
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# T TATUMCLAY

December 21, 2021

Chief Clerk  
Public Utilities Commission  
William B. Travis Building  
1701 North Congress Avenue, 7th Floor  
Austin, Texas 78701

Re: Petition for Streamlined Expedited Release from CCN No. 12983

Dear Sir or Madame:

On behalf of Michael D. Dry, a landowner in Tarrant County, Texas, I submit this formal petition for a Streamlined Expedited Release of Mr. Dry's property from Certificate of Convenience and Necessity ("CCN") No. 12983 held by Monarch Utilities I LP ("Monarch"), as authorized under Texas Water Code section 13.2541 and Title 16, section 24.245(h) of the Texas Administrative Code.

Enclosed please find (1) the formal written request for streamlined expedited release, (2) the affidavit of Mr. Dry in support of the petition, (2) documents showing record ownership of the subject property, (3) mapping documents compiled in accordance with PUC regulations and guidance, and (4) copies of certified mail, return receipts requested confirming the petition has been mailed to the CCN holder. Also provided electronically are digital mapping documents in a shapefile format.

Thank you for your assistance in this matter. Please let me know if there is any other information or document that you may need or require to process this petition. I can be reached at (817) 713-9492 or by email at [stephen@tatumclay.com](mailto:stephen@tatumclay.com).

Sincerely,



Stephen Tatum  
Tatum Clay PLLC

cc: Jeff McIntyre, President, SouthWest Water Company and Monarch Utilities I LP

**LANDOWNER’S PETITION FOR A STREAMLINED EXPEDITED RELEASE FROM  
CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 12983**

**1. AUTHORITY**

Michael D. Dry (“Landowner”) files this petition for a streamlined expedited release pursuant to Texas Water Code (“TWC”) section 13.2541 and Title 16, section 24.245(h) of the Texas Administrative Code (“TAC”).

**2. CRITERIA**

Pursuant to TWC § 13.2541 and 16 TAC § 24.245(h), the owner of a tract of land that is located within the area of a Certificate of Convenience and Necessity (“CCN”) granted by the Texas Public Utility Commission (“PUC”) may petition the PUC for a streamlined expedited release from the CCN and is entitled to that release if the land is at least 25 acres in size, is not receiving service of the type the current CCN holder is authorized to provide under the CCN, is located in whole or in part in the CCN holder’s certificated service area, and is located in a qualifying county. Tex. Water Code § 13.2541(b); 16 TAC § 24.245(h)(1), (2).

**3. REQUEST FOR STREAMLINED EXPEDITED RELEASE**

Landowner requests that the Commission grant a streamlined expedited release of his property from CCN Number 12983. Landowner’s property consists of contiguous parcels of land forming a single tract approximately 661 acres in size located in Tarrant County, Texas (the “subject property”). (See Exhibits 1-3). The subject property is wholly within CCN Number 12983 held by Monarch Utilities I LP (“Monarch”). CCN Number 12983 is also located wholly within Tarrant County, Texas. Tarrant County has a population over 1 million, making it a qualified county under Texas Water Code section 13.2541(b) and Texas Administrative Code section 24.245(h)(2). The subject property is not receiving water or sewer service from Monarch. (See Exhibit 1).

**4. SUPPORTING DOCUMENTATION**

Exhibit 1: Affidavit of Michael D. Dry

Exhibit 2: Small and Large-Scale Maps

Exhibit 3: Deeds showing record ownership of subject property

Exhibit 4: Copies of certified mail, return receipts requested confirming the petition has been mailed to the CCN holder.

# **EXHIBIT 1**

**AFFIDAVIT OF MICHAEL D. DRY**

STATE OF TEXAS

COUNTY OF TARRANT

PERSONALLY, came and appeared before me, the undersigned Notary, the within named Michael D. Dry, who is a resident of Tarrant County, State of Texas, and makes this his statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his knowledge:


“My name is Michael D. Dry. I am over the age of eighteen (18) years, of sound mind and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

I own four contiguous parcels of land totaling approximately 661 acres in size (the “property”) in Tarrant County, Texas. I own these parcels either individually or as the principal owner of business entities (Dry Ranch LLC; Dry & Busby, LLC; and DRY APR, LLC) that hold title to the parcels.

The property is located wholly within the service area of Monarch Utilities I LP’s Certificate of Convenience and Necessity No. 12983 granted by the Texas Public Utilities Commission.

Monarch Utilities does not currently provide any water or sewer service to the property.”

DATED this the 20<sup>th</sup> day of December 2021.

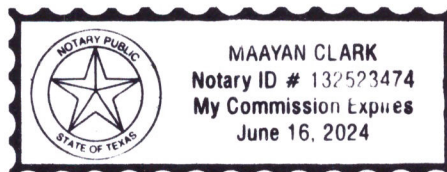
  
\_\_\_\_\_  
Signature of Affiant

SWORN to and subscribed before me, this the 20<sup>th</sup> day of December 2021.

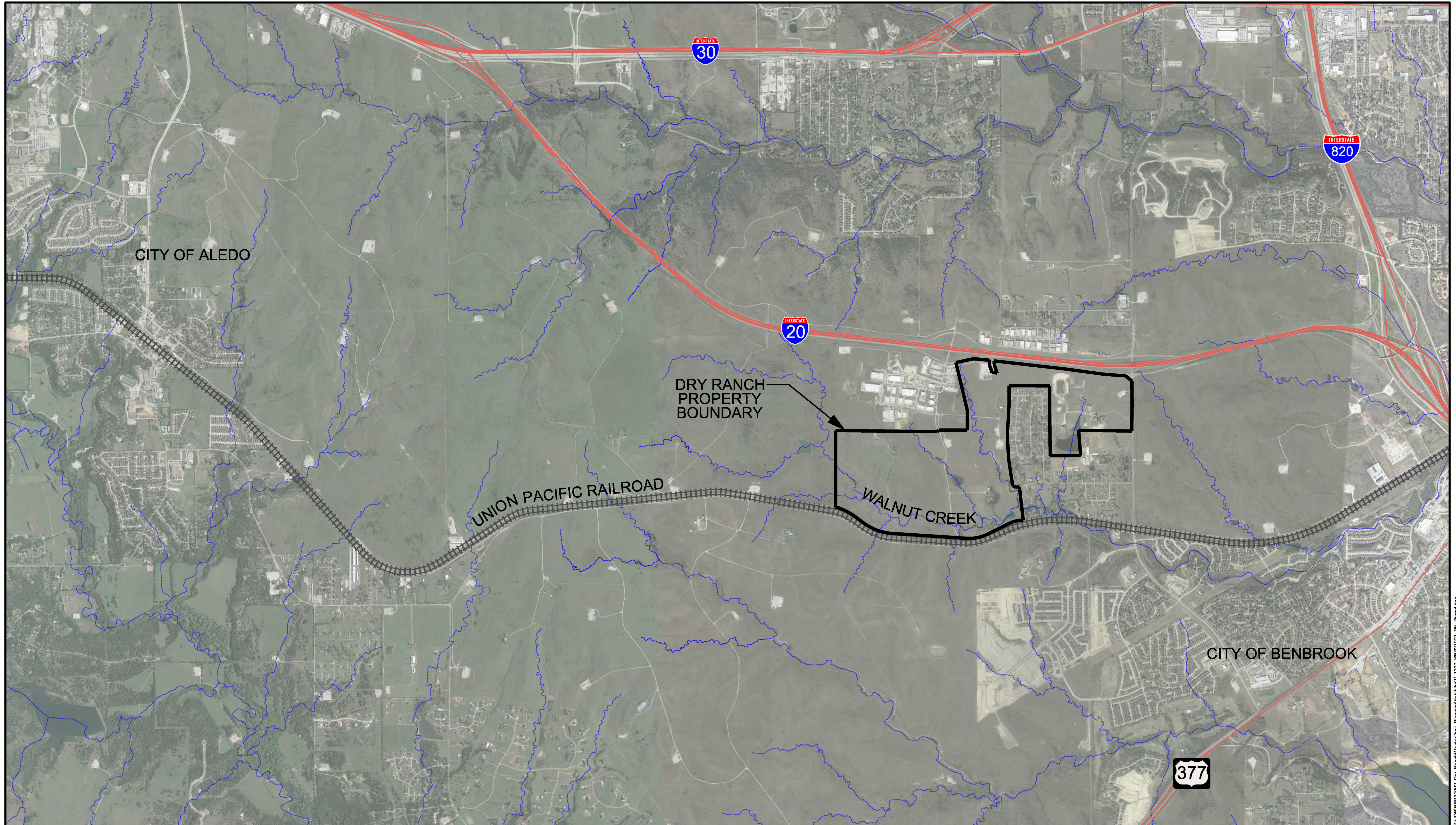
  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

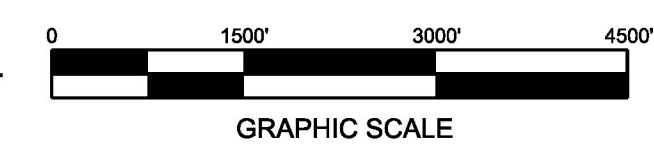
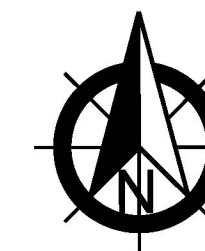
June 16, 2024

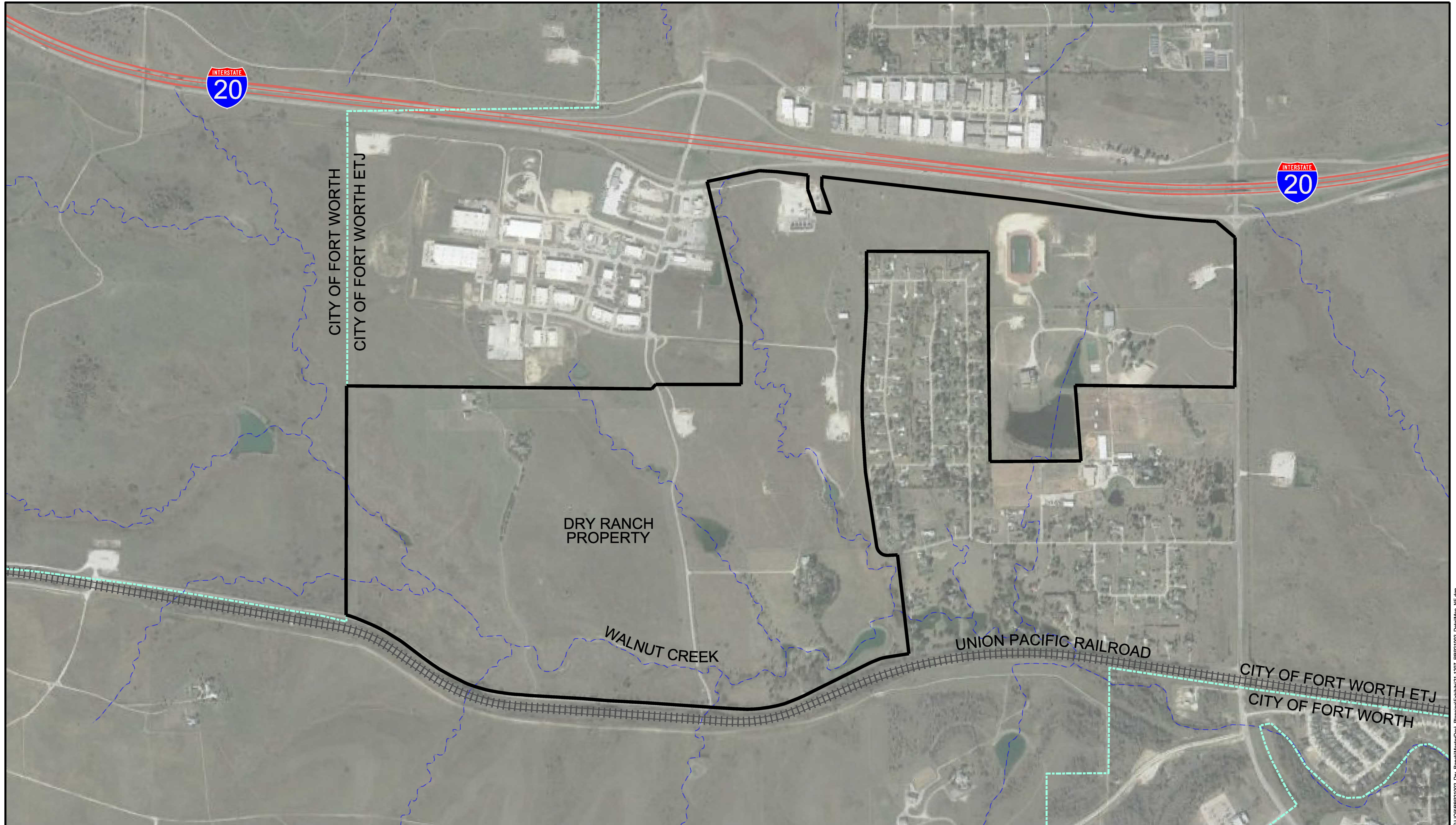


# **EXHIBIT 2**



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# **EXHIBIT 3**



**DEED FOR PARCEL 1**  
**DRY RANCH LLC**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT CONVEYS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

STATE OF TEXAS           §  
                                      §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT   §

Mike Dry ("Grantor"), has granted, transferred and conveyed, and by these presents does grant, transfer and convey to Dry Ranch LLC, a Texas limited liability company whose address is 4255 Bryant Irvin Road, Suite 203, Fort Worth, Texas 76109 ("Grantee"), all right, title and interest of Grantor in the surface of the real property in Tarrant County, Texas described on Exhibit A attached hereto and incorporated herein (the "Property").

Grantor reserves unto Grantor and Grantor's heirs, personal representatives, successors and assigns the five (5.0) acre tract described on Exhibit B and the thirty (30) foot road easement described on Exhibit B over and across the property described on Exhibit B for purposes of ingress and egress to and from such five (5.0) acre tract described on Exhibit B.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance is made and accepted subject to the following (the Permitted Exceptions): (a) all covenants, conditions, restrictions, reservations, and other matters affecting title to the Property; (b) any zoning ordinances, requirements, proffers and/or conditions required of or imposed upon Grantor, Grantee or the Property by any governmental authority in connection with" the entitlement, platting, processing, and development of the Property; and (c) any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or protrusions or any overlapping of improvements, any roads or roadways affecting the Property and any other matters which would be visible following an inspection of the Property. Grantee assumes and agrees to perform each of the terms, provisions, obligations and requirements of the Permitted Exceptions.

For the same consideration, Grantor hereby conveys unto Grantee all interest, if any, of Grantor in and to all easements, rights and appurtenances pertaining to the Property and in any strips and gores between the Property and abutting properties and any land lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; provided, however, this conveyance pursuant to this paragraph is made subject to all existing reservations from and exceptions to title and is made without express or implied warranty, and all warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code (or its successor) are hereby expressly excluded.

Grantor reserves unto Grantor and Grantor's heirs, personal representatives, successors and assigns all oil, gas and other minerals in, under and that may be produced from the Property.

Executed effective as of the 1<sup>st</sup> day of January, 2016.

GRANTOR:



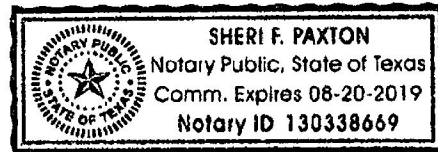
Mike Dry

STATE OF TEXAS     §  
                                  §  
COUNTY OF TARRANT §

This instrument was acknowledged before me this 24<sup>th</sup> day of March, 2016 by Mike Dry.



Notary Public in and for the State of Texas



AFTER RECORDING, RETURN TO:

Mr. Michael D. Dry  
4255 Bryant Irvin Road, Suite 203  
Fort Worth, Texas 76109

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### **Tract 1:**

169.682 acres situated in the G.W. WILKES SURVEY, Abstract No. 1872; M. MUNROE SURVEY, Abstract No. 1865; R. BISSETT SURVEY, Abstract No. 192 and the S.A.&M.RR. CO. SURVEY, Abstract No. 1479, Tarrant County, Texas being a portion of that certain tract of land described in deed known as Tract 2 to Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust recorded in Clerk's File Number D213006690, Deed Records, Tarrant County, Texas. Said 169.682 acres being more particularly described as follows:

Beginning at a 6" steel fence post found at the northeast corner of MARKUM RANCH ESTATES, SECTION I, according to the plat recorded in Plat Cabinet A, Slide 7618, Plat Records, Tarrant County, Texas and at an ell corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract;

THENCE South 89 degrees 40 minutes 37 seconds West, along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract and said MARKUM RANCH ESTATES, passing the northwest corner of said MARKUM RANCH ESTATES and the northeast corner of that certain tract of land described in deed to Monarch Utilities I, LP described in deed to TECON Water Company by deed recorded in Volume 16011, Page 194, Deed Records, Tarrant County, Texas, in all, 1408.78 feet to a 6" steel fence post found at the northwest corner of said Monarch Utilities I, LP tract and an ell corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract;

THENCE South 01 degrees 09 minutes 18 seconds East, along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust and Monarch Utilities I, LP tracts, 100.00 feet to a 1/2" iron found at the southwest corner of said Monarch Utilities I, LP tract and an ell corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract;

THENCE North 89 degrees 40 minutes 16 seconds East, continuing along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust and Monarch Utilities I, LP tracts, 100.00 feet to a six inch (6") steel fence post found in an ell corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract and the southeast corner of said Monarch Utilities I, LP tract in the west line of said MARKUM RANCH ESTATES;

THENCE along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract and said MARKUM RANCH ESTATES, as follows:

South 00 degrees 33 minutes 39 seconds East, 509.04 feet to a capped 1/2" iron found;

South 02 degrees 44 minutes 12 seconds West, 833.51 feet to a 6" steel fence post found;

South 00 degrees 39 minutes 34 seconds East, 341.86 feet to a capped "Precise" 1/2" iron found;

South 03 degrees 51 minutes 49 seconds East, 470.70 feet to a 1/2" iron found in the north line of Bluebonnet Circle;

THENCE South 08 degrees 09 minutes 26 seconds East, along the west line of said Bluebonnet Circle, passing the southwest corner of said Bluebonnet Circle, in all, 93.71 feet to a 1/2" iron found at the most southerly southeast corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract;

THENCE South 88 degrees 55 minutes 27 seconds West, along the south line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract, 20.21 feet to a one-half (1/2) inch iron set at the most southerly southwest corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract and the most easterly southeast corner of that certain tract of land known as Tract Five described in deed to Patricia Dianne Bosler by deed recorded in Volume 11926, Page 2185, Deed Records, Tarrant County, Texas;

THENCE along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust and Patricia Dianne Bosler (Tract Five) tracts, as follows:

North 00 degrees 32 minutes 25 seconds West, 26.33 feet to a 1/2" iron set;

North 55 degrees 16 minutes 49 seconds West, 230.22 feet to a 6" steel fence post found cut off at ground found;

North 43 degrees 39 minutes 25 seconds West, 85.55 feet to a 3/8" iron found;

North 23 degrees 51 minutes 06 seconds West, 68.51 feet to a 3/8" iron found;

North 14 degrees 05 minutes 42 seconds West, 93.43 feet. Point not set due to gas well equipment;

North 07 degrees 05 minutes 07 seconds West, 99.83 feet. Point not set due to gas well equipment;

North 00 degrees 44 minutes 18 seconds West, 211.59 feet to a 3/8" iron found at an ell corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract and the northeast corner of said Patricia Dianne Bosler (Tract Five) tract;

THENCE North 89 degrees 25 minutes 14 seconds West, along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust and Patricia Dianne Bosler (Tract Five) tracts, 426.98 feet to a 1/2" iron found;

THENCE North 89 degrees 30 minutes 48 seconds West, continuing along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust and Patricia Dianne Bosler (Tract Five) tracts, 570.93 feet to the northwest corner of said Patricia Dianne Bosler (Tract Five) tract and the northeast corner of that certain tract of land known as Tract Four described in deed to Patricia Dianne Bosler by deed recorded in Volume 11926, Page 2185, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 34 minutes 32 seconds West, along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust and Patricia Dianne Bosler (Tract Four) tracts, 848.96 feet to a 1/2" iron set in the east line of Markum Ranch Road at the beginning of a non-tangent curve to the right whose radius is 4958.26 feet and whose long chord bears North 15 degrees 35 minutes 04 seconds West, 118.13 feet;

THENCE Along the east line of said Markum Ranch Road along said curve in a northwesterly direction through a central angle of 01 degrees 21 minutes 54 seconds a distance of 118.13 feet to a 6" steel fence post found at the beginning of a reverse curve to



the left whose radius is 810.05 feet and whose long chord bears North 18 degrees 36 minutes 12 seconds West, 108.26 feet;

THENCE Continuing along the east line of said Markum Ranch Road along said curve in a northwesterly direction through a central angle of 07 degrees 39 minutes 48 seconds, a distance of 108.34 feet to a 1/2" iron found at the southwest corner of that certain tract of land known as Tract 2, described in deed to MC Estates, LLC, by deed recorded in Clerk's File Number D214277971, Deed Records, Tarrant County, Texas;

THENCE along the south and east line of said Tract 2 MC Estates, LLC tract, as follows:

South 89 degrees 59 minutes 57 seconds East, 896.03 feet to a capped "Grant" 1/2" iron found;

North 00 degrees 00 minutes 09 seconds East, 640.71 feet to a capped "Grant" 1/2" iron found;

North 13 degrees 23 minutes 36 seconds West, 1584.56 feet to a capped "Grant" 1/2" iron found at the northeast corner of said Tract 2, MC Estates, LLC tract in the south line of Interstate Highway No. 20;

THENCE Along the south line of Interstate Highway No. 20 and the north line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract, as follows:

North 78 degrees 18 minutes 04 seconds East, 367.17 feet to a 5/8" iron found;

North 77 degrees 16 minutes 21 seconds East, 212.07 feet to a Texas Hwy. Department concrete monument with brass disk found;

South 86 degrees 37 minutes 09 seconds East, 190.16 feet to a Texas Hwy. Department concrete monument found;

South 83 degrees 29 minutes 01 seconds East, 326.76 feet to a 1/2" iron set;

THENCE South 00 degrees 59 minutes 06 seconds West, 150.19 feet to a 1/2" iron set;

THENCE South 19 degrees 18 minutes 06 seconds East, 107.30 feet to a 1/2" iron set;

THENCE North 88 degrees 40 minutes 36 seconds West, 199.14 feet to a 1/2" iron set;

THENCE South 21 degrees 43 minutes 21 seconds West, 48.93 feet to a 1/2" iron set;

THENCE South 89 degrees 15 minutes 54 seconds West, 161.46 feet to a 1/2" iron set;

THENCE South 00 degrees 32 minutes 03 seconds East, 299.27 feet to a 1/2" iron set;

THENCE North 89 degrees 24 minutes 46 seconds East, 426.16 feet to a 1/2" iron set;

THENCE North 00 degrees 48 minutes 55 seconds West, 202.50 feet to a 1/2" iron set;

THENCE South 83 degrees 28 minutes 57 seconds East, 166.64 feet to a 1/2" iron set;

THENCE North 19 degrees 18 minutes 08 seconds West, 296.44 feet to a 1/2" iron set;

THENCE North 00 degrees 59 minutes 06 seconds East, 108.83 feet to a 1/2" iron set in the south line of said Interstate Highway No. 20;

THENCE Along the south line of Interstate Highway No. 20 and the north line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract, as follows:

South 83 degrees 29 minutes 01 seconds East, 2322.54 feet to a 1/2" iron set;

South 82 degrees 54 minutes 00 seconds East, 1280.80 feet to a Texas Hwy. Department concrete monument with brass disk found;

South 86 degrees 29 minutes 18 seconds East, 690.22 feet to a 1/2" iron set;

South 47 degrees 16 minutes 03 seconds East, 227.37 feet to a Texas Hwy. Department concrete monument with brass disk found in the west line of Farm To Market Highway No. 2871;

THENCE South 00 degrees 19 minutes 20 seconds East, along the west line of said Farm To Market Highway No. 2871, a distance of 778.59 feet to a 6" steel fence post found at the most easterly southeast corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract;

THENCE South 89 degrees 42 minutes 37 seconds West, 2655.04 feet to a 1/2" iron found in the east line of said MARKUM RANCH ESTATES;

THENCE North 00 degrees 19 minutes 49 seconds West, along the east line of said MARKUM RANCH ESTATES, 611.00 feet to the POINT OF BEGINNING and containing 174.167 acres of land and to the POINT OF BEGINNING and containing 169.682 acres of land, more or less.

**Tract 2:**

2.949 acres situated in the G.W. WILKES SURVEY, Abstract No. 1872, Tarrant County, Texas being a portion of that certain tract of land described in deed to Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust recorded in Clerk's File Number D213006690,

Deed Records, Tarrant County, Texas. Said 2.949 acres being more particularly described as follows:

Beginning at a 5/8' iron found in the south line of Interstate Highway Number 20 at the northwest corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract and in the east line of that certain tract of land described in deed to Walsh Ranches Limited Partnership Known as V.O. Hildreth Property recorded in Volume 12624, Page 92, Deed Records, Tarrant County, Texas being further described in deed to Fleming Oil Company in Volume 3265, Page 75, Deed Records, Tarrant County, Texas;

THENCE South 83 degrees 28 minutes 33 seconds East, along the south line of said Interstate Highway Number 20, 399.85 feet to a concrete Highway Monument with brass disk found;

THENCE South 82 degrees 48 minutes 31 seconds East, continuing along the south line of said Interstate Highway Number 20, 35.71 feet to a capped "Grant" 1/2" iron found at the northwest corner of the herein described tract and the most northerly northwest corner of that certain tract of land described in deed to MC Estates, LLC, known as Tract 1 recorded in Clerk's File Number D214277971, Deed Records, Tarrant County, Texas;

THENCE South 05 degrees 56 minutes 02 seconds West, along a westerly line of said MC Estates, LLC tract, 296.50 feet to a capped "Grant" 1/2" iron found;

THENCE North 86 degrees 05 minutes 13 seconds West, 403.13 feet to a capped "Grant" 1/2" iron found in the west line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract and the east line of said Walsh Ranches Limited Partnership Known as V.O. Hildreth Property tract;

THENCE North 00 degrees 01 minutes 38 seconds East, along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust and Walsh Ranches Limited Partnership Known as V.O. Hildreth Property tracts, 317.30 feet to the POINT OF BEGINNING and containing 2.949 acres of land, more or less.

**Tract 3:**

255.659 acres situated in the G.W. WILKES SURVEY, Abstract No. 1872 and the S.A.&M.RR. CO. SURVEY. Abstract No. 1479, Tarrant County, Texas being a portion of that certain tract of land described in deed to Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust recorded in Clerk's File Number D213006690, Deed

Records, Tarrant County, Texas. Said 255.659 acres being more particularly described, as follows:

Beginning at a capped "Stevens Surveying" 1/2" iron set at the northwest corner of the herein described tract and the southwest corner of that certain tract of land described in deed to MC Estates, LLC known as Tract 1 recorded in Clerk's File Number D214277971, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 59 minutes 32 seconds East, along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust and MC Estates, LLC tract, passing a 1/2" iron found at 1.41 feet and continuing in all, 3253.40 feet to a capped 1/2" iron found in the west line of Markum Ranch Road at the beginning of non-tangent curve to the right whose radius is 749.93 right and whose long chord bears South 19 degrees 31 minutes 38 seconds East, 125.16 feet;

THENCE Along the east line of said Markum Ranch Road, as follows:

Along said curve in a southeasterly direction through a central angle of 09 degrees 34 minutes 25 seconds, a distance of 125.31 feet to a 1/2" iron found at the beginning of a reverse curve to the left whose radius is 5018.26 feet and whose long chord bears South 16 degrees 10 minutes 16 seconds East, 222.46 feet:

South 17 degrees 25 minutes 19 seconds East, 335.37 feet to a 5/8" iron found at the beginning of a curve to the right whose radius is 431.52 feet and whose long chord bears South 01 degrees 02 minutes 52 seconds West, 272.97 feet;

Along said curve in a southeasterly direction through a central angle of 36 degrees 52 minutes 38 seconds a distance of 277.74 feet to a 3/8" iron found bent;

South 19 degrees 41 minutes 34 seconds West 87.71 feet to a 6" steel fence post found at the beginning of a curve to the right whose radius is 248.92 feet and whose long chord bears South 04 degrees 08 minutes 09 seconds West, 131.76 feet;

Along said curve in a southerly direction through a central angle of 30 degrees 41 minutes 41 seconds, a distance of 133.35 feet to a 5/8" iron found;

South 11 degrees 09 minutes 40 seconds East, 637.34 feet to a 5/8" iron found at the beginning of a curve to the left whose radius is 1867.73 feet and whose long chord bears South 08 degrees 08 minutes 57 seconds East, 196.58 feet;

Along said curve in southerly direction through a central angle of 06 degrees 01 minutes 59 seconds, a distance of 196.67 feet to a 5/8" iron found;

South 05 degrees 07 minutes 39 seconds East, 578.28 feet 5/8" iron found at the beginning of a curve to the left whose radius is 4027.32 feet and whose long chord bears South 06 degrees 32 minutes 15 seconds East, 201.27 feet;

Along said curve in a southerly direction through a central angle of 24 degrees 39 minutes 27 seconds, a distance of 209.84 feet to a 3/8" iron found;

South 07 degrees 59 minutes 48 seconds East 265.12 feet to a 1/2" iron found at the beginning of a curve to the right whose radius is 487.66 feet and whose long chord bears South 20 degrees 15 minutes 43 seconds East, 208.22 feet;

Along said curve in a southeasterly direction through a central angle of 24 degrees 39 minutes 27 seconds a distance of 209.84 feet to a 3/8" iron found at the beginning of a reverse curve to the right whose radius is 404.08 feet and whose long chord bears South 19 degrees 06 minutes 08 seconds East, 188.64 feet;

Along said curve in a southeasterly direction through a central angle of 26 degrees 59 minutes 49 seconds a distance of 190.40 feet to a 1/2" iron found;

South 05 degrees 38 minutes 35 seconds East 72.15 feet to a 1/2" iron set in the north line of Aledo Road - County Road No. 1024;

THENCE along the north line of said Aledo Road - County Road No. 1024, as follows:

North 86 degrees 26 minutes 42 seconds West 2040.21 feet to a 6" steel fence post found;

North 82 degrees 13 minutes 18 seconds West, 210.84 feet 6" steel fence post found;

North 74 degrees 04 minutes 21 seconds West, 266.46 feet 6" steel fence post found;

North 63 degrees 49 minutes 06 seconds West, 352.10 feet 6" steel fence post found;

North 54 degrees 10 minutes 16 seconds West, 618.52 feet 6" steel fence post found;

North 61 degrees 24 minutes 47 seconds West, 254.83 feet to a 1/2" iron found;

North 69 degrees 13 minutes 05 seconds West, 293.98 feet to a 1/2" iron found at the southwest corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract in the east line of that certain tract of land described in deed to Walsh Ranches Limited Partnership Known as V.O. Hildreth Property recorded in Volume 12624, Page 92, Deed Records, Tarrant County, Texas and further described in deed to Fleming Oil Company recorded in Volume 3265, Page 75, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 00 minutes 24 seconds East along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger, as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust and Walsh Ranches Limited Partnership tracts, 2469.93 feet to the POINT OF BEGINNING and containing 255.659 acres of land, more or less.

**Tract 4:**

147.980 acres situated in the G.W. WILKES SURVEY, Abstract No. 1872; M. MUNROE SURVEY, Abstract No. 1865; SOCORRO FARMING CO, SURVEY, Abstract No. 1842 and the S.A.&M.RR. CO. SURVEY. Abstract No. 1479, Tarrant County, Texas being those certain tracts of land known as Tracts One, Two, Three, Four, and Five described in deed to Patricia Dianne Bosler by deed recorded in Volume 11926, Page 2185, Deed Records, Tarrant County, Texas, said 147.980 acres being more particularly described as follows:

Beginning at a 1/2" iron set in the north line of County Road No. 1024 (Aledo Road) in the east line of Markum Ranch Road;

THENCE Along the east line of said Markum Ranch Road, as follows:

North 05 degrees 38 minutes 35 seconds West, 81.84 feet to an "X" cut in concrete around fence post set at the beginning of a curve to the left whose radius is 464.03 feet and whose long chord bears North 19 degrees 06 minutes 11 seconds West, 216.63 feet;

Along said curve in a northwesterly direction through a central angle of 26 degrees 59 minutes 49 seconds a distance of 218.64 feet to a 3/8" iron found at the beginning of a reverse curve to the right whose radius is 427.65 feet and whose long chord bears North 20 degrees 15 minutes 34 seconds West, 182.63 feet;

Along said curve in a northwesterly direction through a central angle of 24 degrees 39 minutes 27 seconds West, a distance of 184.04 feet to an "X" cut in concrete around fence post set;

North 07 degrees 59 minutes 48 seconds West, 265.10 feet to a 1/2" iron found at the beginning of a curve to the right whose radius is 3967.26 feet and whose long chord bears North 06 degrees 32 minutes 14 seconds West, 198.25 feet;

Along said curve in a northerly direction through a central angle of 02 degrees 51 minutes 48 seconds a distance of 198.27 feet to a 5/8" iron found;

North 05 degrees 07 minutes 39 seconds West, 578.30 feet to a 5/8" iron found at the beginning of a curve to the left whose radius is 1927.73 feet and whose long chord bears North 08 degrees 08 minutes 57 seconds West, 202.89 feet;

Along said curve in a northerly direction through a central angle of 06 degrees 01 minutes 59 seconds a distance of 202.99 feet to a 5/8" iron found;

North 11 degrees 09 minutes 40 seconds West, 637.36 feet to an "X" cut in concrete around fence post set at the beginning of a curve to the right whose

radius is 188.77 feet and whose long chord bears North 04 degrees 06 minutes 54 seconds East, 99.92 feet;

Along said curve in a northerly direction through a central angle of 30 degrees 06 minutes 54 seconds, a distance of 101.13 feet to a 1/2" iron set;

North 19 degrees 41 minutes 34 seconds East, 87.70 feet to a 1/2" iron found at the beginning of a curve to the left whose radius is 491.71 feet and whose long chord bears North 01 degrees 03 minutes 12 seconds East, 311.04 feet;

Along said curve in a northerly direction through a central angle of 36 degrees 52 minutes 38 seconds, a distance of 316.48 feet to a 6" steel fence post found;

North 17 degrees 25 minutes 19 seconds West, 335.38 feet to a 1/2" iron set at the beginning of a curve to the right whose radius is 4958.26 feet and whose long chord bears North 16 degrees 51 minutes 15 seconds West, 101.64 feet;

Along said curve in a northwesterly direction through a central angle of 01 degrees 10 minutes 28 seconds a distance of 101.64 feet to a 1/2" iron set; at the southwest corner of that certain tract of land known as Tract Two described in deed to MC Estates, LLC by deed recorded in Clerk's File Number D21427791, Deed Records, Tarrant County, Texas;

THENCE along the south line of said MC Estates, LLC tract, as follows:

South 89 degrees 34 minutes 32 seconds East, 848.98 feet to a 1/2" iron found;

South 89 degrees 30 minutes 48 seconds East, 570.93 feet to a 1/2" iron found;

South 89 degrees 25 minutes 14 seconds East, 426.98 feet to a 3/8" iron found;

THENCE South 00 degrees 44 minutes 18 seconds East, 211.59 feet to a Point not set due to gas pad equipment;

THENCE South 07 degrees 05 minutes 07 seconds East, 99.83 feet to a Point not set due to gas pad equipment;

THENCE South 14 degrees 05 minutes 42 seconds East, 93.43 feet to a 3/8" iron found;

THENCE South 23 degrees 51 minutes 06 seconds East, 68.51 feet to a 3/8" iron found;

THENCE South 43 degrees 39 minutes 25 seconds East, 85.55 feet to a 6" steel fence post found cut off at ground found;

THENCE South 55 degrees 16 minutes 49 seconds East, 230.22 feet to a 1/2" iron set;

THENCE South 00 degrees 32 minutes 25 seconds East, 26.33 feet to a 1/2" iron set;

THENCE North 88 degrees 55 minutes 27 seconds East, 20.21 feet to a 1/2" iron found;

THENCE South 08 degrees 38 minutes 03 seconds East, 809.07 feet to a 5/8" iron found at the beginning of a curve to the left whose radius is 114.05 feet and whose long chord bears South 49 degrees 50 minutes 44 seconds East, 150.61 feet;

THENCE Along said curve in a southeasterly direction through a central angle of 82 degrees 38 minutes 27 seconds a distance of 164.50 feet to a 1/2" iron set;

THENCE North 88 degrees 59 minutes 22 seconds East, 101.48 feet to a 3/8" iron found at the northwest corner of that certain tract of land known as Tract Two described in deed to Robert Casey Stroud and wife Emily Graham Stroud by deed recorded in Clerk's File Number D21405381, Deed Records, Tarrant County, Texas;

THENCE South 07 degrees 59 minutes 25 seconds East, along the west line of said Casey tract passing the southwest corner of said Casey tract (Tract Two) and passing the northwest corner of Casey tract (Tract One-same recording), in all, 1070.29 feet to a railroad spike found in the north line of said County Road No. 1024 (Aledo Road);

THENCE along the north line of said County Road No. 1024, as follows:

South 82 degrees 14 minutes 49 seconds West, 308.79 feet to a 1/2" iron set;

THENCE South 63 degrees 51 minutes 49 seconds West, 981.30 feet to 1/2" iron set;

THENCE South 69 degrees 30 minutes 51 seconds West, 223.60 feet to a 1/2" iron set;

THENCE South 77 degrees 43 minutes 52 seconds West, 178.60 feet to a 1/2" iron set;

THENCE South 86 degrees 16 minutes 52 seconds West, 185.27 feet to a 1/2" iron set;

THENCE North 86 degrees 26 minutes 42 seconds West, 420.02 feet to the POINT OF BEGINNING and containing 147.980 acres of land, more or less.

**Tract 5:**

9.909 acres situated in the G.H. & H. RR. SURVEY, Abstract No. 623 and the D.M. DICKSON SURVEY, Abstract No. 442 Tarrant County, Texas being that certain tract of land known as Tract 3, described in deed to Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust recorded in Clerk's File Number D213006690, Deed Records, Tarrant County, Texas. Said 9.909 acres being more particularly described as follows:



Beginning at a 5/8" iron found in the south line of Westridge Road at the northwest corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract at the northeast corner of MARKUM RANCH ESTATES, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Plat Cabinet A, Slide 6842, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 45 minutes 42 seconds East, along the south line of said Westridge Road, 324.86 feet to a pk nail set;

THENCE South 00 degrees 13 minutes 14 seconds East, 19.43 feet to a one-half inch (1/2") iron set;

THENCE South 87 degrees 10 minutes 49 seconds East, 21.01 feet to a 1/2" iron set;

THENCE South 40 degrees 34 minutes 43 seconds East, 18.67 feet to a 1/2" iron set;

THENCE South 06 degrees 44 minutes 55 seconds West, 18.07 feet to a 1/2" iron set;

THENCE South 83 degrees 01 minutes 21 seconds East, 3.67 feet to a 1/2" iron set at the beginning of a non-tangent curve to the left whose radius is 1885.70 feet and whose long chord bears South 03 degrees 20 minutes 00 seconds West, 239.72 feet;

THENCE Along said curve in a southerly direction through a central angle of 07 degrees 17 minutes 19 seconds, a distance of 239.88 feet to a capped 1/2" iron found;

THENCE South 00 degrees 02 minutes 55 seconds East, 926.43 feet to a 5/8" iron found;

THENCE South 47 degrees 13 minutes 57 seconds West, 126.07 feet to a capped 1/2" iron found in the north line of County Road No. 1024 (Aledo Road);

THENCE North 81 degrees 53 minutes 15 seconds West, along the north line of said County Road No. 1024, a distance of 237.61 feet to a capped "Swift" 1/2" iron found at the southwest corner of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract and said MARKUM RANCH ESTATES;

THENCE North 00 degrees 50 minutes 28 seconds West, along the common line of said Heather Bosler, as Trustee of the Heather Bosler 2005 Irrevocable Trust, Holly Bosler, as Trustee of the Holly Bosler 2005 Irrevocable Trust and Paula Bosler Miltenberger as Trustee of the Paula Bosler Miltenberger 2005 Irrevocable Trust tract and said MARKUM RANCH ESTATES, 1269.63 feet to the POINT OF BEGINNING and containing 9.909 acres of land, more or less.

EXHIBIT B

5.000 acres situated in the SOCORRO FARMING CO. SURVEY, Abstract No. 1842, Tarrant County, Texas being that certain tract of land described in deed to Mike Dry recorded in Clerk's File Number D215091401, Deed Records, Tarrant County, Texas, said 5.000 acres being more particularly described as follows:

Commencing at a ½" iron found in the north line County Road No. 1024 (Aledo Road) in the east line of Markum Ranch Road;

Thence North 29 degrees 32 minutes 02 seconds East, 1878.73 feet to the Point Of Beginning of the herein described tract;

THENCE East, 178.08 feet to a ½" iron set;

THENCE South, 157.77 feet to a ½" iron set;

THENCE South 64 degrees 16 minutes 21 seconds East, 272.20 feet to a ½" iron set;

THENCE South, 210.31 feet to a ½" iron set;

THENCE South 39 degrees 58 minutes 39 seconds West, 247.26 feet to a ½" iron set;

THENCE West, 264.43 feet to a 1/2" iron set;

THENCE North, 675.71 feet to the point of beginning and containing 5.000 acres of land.

Centerline Description for a 30 foot wide road easement:

Being a 30 foot wide road easement over and across that certain tract of land described in deed to Mike Dry recorded in Clerk's File Number D215091401, Deed Records, Tarrant County, Texas, situated in the SOCORRO FARMING CO. SURVEY, Abstract No. 1842, Tarrant County, Texas, said easement being more particularly described as follows:

Commencing at a 1/2" iron found in the north line of County Road No. 1024 (Aledo Road) in the east line Markum Ranch Road;

Thence North 84 degrees 05 minutes 45 seconds East, 993.34 feet to the Point Of Beginning of the herein described tract;

THENCE North 20 degrees 09 minutes 19 seconds West, 145.32 feet;

THENCE North 02 degrees 15 minutes 27 seconds West, 69.27 feet;

THENCE North 49 degrees 18 minutes 53 seconds East, 46.74 feet;

THENCE North 78 degrees 56 minutes 04 seconds East, 104.76 feet;

THENCE North 56 degrees 17 minutes 07 seconds East, 55.52 feet;  
THENCE North 31 degrees 54 minutes 34 seconds East, 69.08 feet;  
THENCE North 67 degrees 11 minutes 19 seconds East, 64.52 feet;  
THENCE North 85 degrees 33 minutes 45 seconds East, 105.78 feet;  
THENCE North 62 degrees 09 minutes 01 seconds East, 40.14 feet;  
THENCE North 14 degrees 14 minutes 14 seconds East, 41.71 feet;  
THENCE North 35 degrees 27 minutes 24 seconds West, 35.13 feet;  
THENCE North 47 degrees 45 minutes 52 seconds West, 188.08 feet;  
THENCE North 36 degrees 22 minutes 50 seconds West, 68.35 feet;  
THENCE North 20 degrees 18 minutes 49 seconds West, 73.75 feet;  
THENCE North 05 degrees 56 minutes 42 seconds West, 75.63 feet;  
THENCE North, 64.22 feet to the end of said line.

**DEED FOR PARCEL 2**

**MICHAEL D. DRY**

**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any of the Following Information from this Instrument Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

CORRECTION LIMITED WARRANTY DEED

THE STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT               §

THAT DRY RANCH, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by MICHAEL D. DRY, of Tarrant County, Texas ("Grantee"), has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto Grantee, all of Grantor's right, title, and interest in and to that certain lot, tract, and parcel of land located in Tarrant County, Texas, including any and all improvements thereon (the "Property"), such Property being more particularly described on Exhibit A, attached hereto and incorporated herein by reference.

This conveyance is expressly made subject to any and all restrictions, covenants, conditions, and easements of record, if any, affecting or relating to the Property described above, and to all zoning laws, regulations, and ordinances of municipal and other governmental authorities, if any, affecting or relating to the said Property.

TO HAVE AND TO HOLD the Property described above, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee and Grantee's

<u>Grantor's Mailing Address:</u> DRY RANCH, LLC 4255 Bryant Irvin Road, Suite 203 Fort Worth, Tarrant County, Texas 76109	<u>Grantee's Mailing Address:</u> Michael D. Dry 4255 Bryant Irvin Road, Suite 203 Fort Worth, Tarrant County, Texas 76109
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heirs, legal representatives, successors, and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to Warrant and Forever Defend, all and singular the said Property unto the said Grantee, Grantee's heirs, legal representatives, successors, and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, except as to the reservations from and exceptions set forth above; provided, however, that Grantee's remedies for breach of any warranty herein, other than when the claim is by, through, or under Grantor, shall be limited to remedies or amounts recoverable against any policy of title insurance issued to or benefitting Grantor, and any remedies or amounts recoverable against any predecessor in interest to Grantor with respect to such title.

The Grantee hereby assumes the payment of all ad valorem taxes (including any roll-back taxes) assessed with respect to the Property as of the date hereof.

This Correction Deed is executed to correct the deed dated September 14, 2017 and recorded as Instrument Number D217214383 in the Deed Records of Tarrant County, Texas, from DRY RANCH, LLC, as Grantor, to MICHAEL D. DRY, as Grantee, in which the legal description was incorrect. In all other respects the prior deed is confirmed.

EXECUTED this 21 day of March, 2018, to be effective as of the 14<sup>th</sup> day of September, 2017.

**GRANTOR:**

DRY RANCH, LLC, a Texas limited liability company

By: 

MICHAEL D. DRY, Manager

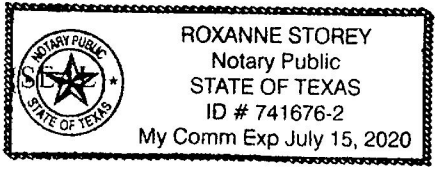
**GRANTEE:**

  
MICHAEL D. DRY

THE STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT         §

BEFORE ME, the undersigned notary public, on this day personally appeared MICHAEL D. DRY, Manager of Dry Ranch, LLC, a Texas limited liability company, known to me or proved to me through a valid form of identification to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 21 day of March, 2018.

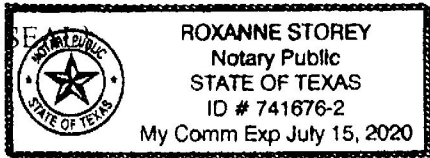


*Roxanne Storey*  
\_\_\_\_\_  
Notary Public in and for  
The State of Texas

THE STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT         §

BEFORE ME, the undersigned notary public, on this day personally appeared MICHAEL D. DRY, known to me or proved to me through a valid form of identification to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 21 day of March, 2018.



*Roxanne Storey*  
\_\_\_\_\_  
Notary Public in and for  
The State of Texas

**PREPARATION OF THIS DEED HAS BEEN BASED UPON INFORMATION PROVIDED BY THE GRANTOR HEREIN. NO TITLE SEARCH HAS BEEN PERFORMED. THE BLUM FIRM, P.C. DOES NOT MAKE ANY REPRESENTATIONS AS TO THE VALIDITY OF THE OWNERSHIP OF THE PROPERTY HEREIN DESCRIBED.**

<p><b>After Recording Return To:</b></p> <p><b>The Blum Firm, P. C.</b> 777 Main Street, Suite 700 Fort Worth, Texas 76102</p>	<p><b>Prepared in the Law Offices of:</b></p> <p><b>The Blum Firm, P. C.</b> 777 Main Street, Suite 700 Fort Worth, Texas 76102</p>
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**EXHIBIT A**

35.366 acres situated in the G.W. WILKES SURVEY, Abst. No. 1872; M. MUNROE SURVEY, Abst. No. 1865; SOCORRO FARMING CO, SURVEY, Abst. No. 1842 and the S.A.&M.RR. CO. SURVEY. Abst No. 1479, Tarrant County, Texas being a portion of that certain tract of land described in deed to Mike Dry by deed recorded in D215091401 Deed Records, Tarrant County, Texas, said 35.366 acres being more particularly described, as follows:

Commencing at a ½” iron found in the north line of County Road No. 1024 (Aledo Road) in the east line of Markum Ranch Road;

THENCE South 69 degrees 30 minutes 51 seconds West, 223.60 feet to a capped Stevens Surveying ½” iron found;

THENCE South 77 degrees 43 minutes 52 seconds West, 178.60 feet to a capped Stevens Surveying ½” iron found;

THENCE South 86 degrees 16 minutes 52 seconds West, 185.27 feet to a capped Stevens Surveying ½” iron found;

THENCE North 86 degrees 26 minutes 42 seconds West, 420.02 feet to a capped Stevens Surveying ½” iron set at the POINT OF BEGINNING of the herein described tract;

THENCE North 11 degrees 26 minutes 55 seconds West, 2478.59 feet to a capped Stevens Surveying ½” iron set;

THENCE North 89 degrees 10 minutes 09 seconds East, 671.13 feet to a capped Stevens Surveying ½” iron set;

THENCE South 11 degrees 26 minutes 55 seconds East, 2187.35 feet to a capped Stevens Surveying ½” iron set in the north line of Aledo Road;

THENCE South 63 degrees 51 minutes 49 seconds West, along the north line of said Aledo Road, 628.54 feet to a capped Stevens Surveying ½” iron set;

THENCE South 69 degrees 30 minutes 51 seconds West, continuing along the north line of said Aledo Road, 52.28 feet to the POINT OF BEGINNING and containing 35.366 acres of land.



**DEED FOR PARCEL 3**

**DRY & BUSBY LLC**

Electronically Recorded

Tarrant County Texas

Official Public Records

2/7/2012 8:52 AM

D212029334

*Mary Louise Garcia*  
Mary Louise Garcia

PGS 3 \$24.00

Submitter: SIMPLIFILE

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RTC GF#12-00293-JAR:smh

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

**Date:** February 3, 2012

**Grantor:** CHRISTOPHER G. PARKER and wife, SHANNON A. PARKER

**Grantor's Mailing Address (including County):**

7029 Sanctuary Heights  
Fort Worth, Texas 76126  
In the County of Tarrant

**Grantee:** DRY & BUSBY, L.L.C., a Texas limited liability company.

**Grantee's Mailing Address (including County):**

*1810 Mony St.*  
*Ft Worth Tx.*  
In the County of Tarrant *76102*

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor herein by Grantee herein, the receipt and sufficiency of which are hereby acknowledged and confessed.

**Property (including any improvements):**

Being 70.000 acres of land situated in the G.H. & H. RAILROAD COMPANY SURVEY, Abstract No. 623, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Viking Real Estate, L.C. by

This document has been electronically recorded by  
Rattikin Title Company

Date recorded \_\_\_\_\_

Document Number \_\_\_\_\_

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RTC GF#12-00293-JAR:smh

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

**Date:** February 3, 2012

**Grantor:** CHRISTOPHER G. PARKER and wife, SHANNON A. PARKER

**Grantor's Mailing Address (including County):**

7029 Sanctuary Heights  
Fort Worth, Texas 76126  
In the County of Tarrant

**Grantee:** DRY & BUSBY, L.L.C., a Texas limited liability company

**Grantee's Mailing Address (including County):**

1810 Mony St.  
Ft Worth Tx.  
In the County of Tarrant 76102

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor herein by Grantee herein, the receipt and sufficiency of which are hereby acknowledged and confessed.

**Property (including any improvements):**

Being 70.000 acres of land situated in the G.H. & H. RAILROAD COMPANY SURVEY, Abstract No. 623, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Viking Real Estate, L.C. by

deed recorded in County Clerk's Instrument No. D205069449, Deed Records, Tarrant County, Texas, said 70.000 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto for all purposes.

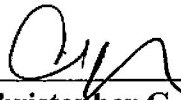
**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to the following matters, to the extent same are in effect and validly existing at this time, relating to the hereinabove described property: Restrictions of record, if any, Reservations of mineral and/or royalty interests of record, if any, Easements of record, if any, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any.

Grantee assumes all taxes for the year 2012 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, **grants, sells and conveys** to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, **to have and hold** it to Grantee, Grantee's heirs, executors, administrators, successors or assigns, forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators and successors to **warrant and forever defend** all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

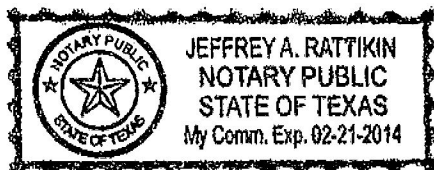
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
Christopher G. Parker

  
\_\_\_\_\_  
Shannon A. Parker

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

THIS INSTRUMENT was acknowledged before me on the 3 day of February, 2012, by CHRISTOPHER G. PARKER and wife, SHANNON A. PARKER.



  
\_\_\_\_\_  
Notary Public, State of Texas

## EXHIBIT A

70.000 acres of land situated in the G.H. & H. Railroad Company Survey, Abstract No. 823, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Viking Real Estate, L.C. by deed recorded in County Clerk's Instrument No. DS205069448, Deed Records, Tarrant County, Texas, said 70.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5" steel fence corner at the Northeast corner of said Plummer tract and the Southeast corner of a tract of land conveyed to James L. Bosler et ux Patricia Bosler by deed recorded in Volume 18741, Page 485, Deed Records, Tarrant County, Texas, said fence post being in the West line of F. M. 2871 (R.O.W. varies);

THENCE along the West line of said F. M. 2871 as follows:

S 00° 38' 00" W, 349.80 feet to a 1/2" iron found;

S 00° 33' 38" W, 517.07 feet to a 1/2" iron set with Fulton Surveying cap;

THENCE N 89° 19' 00" W, 1711.72 feet to a 1/2" iron set with Fulton Surveying cap;

THENCE S 04° 23' 37" E, 781.39 feet to a P.K. nail set in the South line of said Viking tract and the North line of a tract of land conveyed to David S., Plummer, et ux, by deed recorded in County Clerk Instrument No. D205085091, Deed Records, Tarrant County, Texas;

THENCE N 89° 19' 00" W, along the common line of said Viking and Plummer tracts, 894.95 feet to the Southwest corner of said Viking tract and the Southeast corner of a tract of land conveyed to Billy E. Buster et ux by deed recorded in Volume 8201, Page 798, Deed Records, Tarrant County, Texas;

THENCE N 00° 00' 54" E, along the West line of said Viking tract, 1645.41 feet to a 1/2" iron found at the Northwest corner of said Viking tract in The South line of said Bosler tract;

THENCE S 89° 19' 00" E, along the common line of said Viking and Bosler tracts, 2655.40 feet to the Point of Beginning and containing 70.000 acres of land, more or less.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

# RATTIKIN TITLE



## PURCHASER'S CERTIFICATE

SELLER: Christopher G. Parker and Shannon A. Parker

PURCHASER: Busby & Dry, L.L.C.

DATE OF CLOSING: February 3, 2012

PROPERTY ADDRESS: 1590 FM 2871  
Fort Worth, Texas 76126

I, the undersigned Purchaser (or if a corporation or other entity, the duly authorized officer, partner, or legal representative thereof), prior to the final closing and disbursement of funds, represent the following to Rattikin Title Company, as marked:

- I certify that the purchase of the Property is truly a "purchase", and that there is no agreement or understanding whatsoever that said Property will be re-transferred to Seller at any future date. I further certify that this transaction could not in any way be construed as a "loan of money."
- I acknowledge that Rattikin Title Company and its underwriter shall have no liability whatsoever if all or part of the Property lies within a 100-year flood plain.
- I acknowledge receipt of copies of instruments shown in the title commitment to contain restrictions affecting the Property.
- I acknowledge receipt of a copy of the recorded plat of the Property.
- I acknowledge receipt of a copy of the Survey Plat of the Property.
- I acknowledge receipt of copies of instruments shown by the title commitment to be easement(s) affecting the Property.
- I acknowledge that there may be a sewer line or storm drain on the Property.
- I acknowledge that the Property is or may be subject to municipal and/or county zoning ordinances, building codes, and other governmental regulations.
- I acknowledge and understand that tax and insurance prorations and reserve accounts (if any) were established based on figures for the preceding year, information supplied by others, and/or estimates for the current year, and in the event of any change for the current year, all necessary adjustments must and shall be made directly between Purchaser and Seller.
- I acknowledge and understand that the Property may be subject to further reassessment for prior years' taxes due to change in land usage or ownership, and that Rattikin Title Company and its underwriter have no control over such possible reassessment, no any liability therefor.
- I acknowledge that the necessary documents for closing this transaction have been prepared by others in accordance with information either contained in the contract of sale, or furnished by the parties to the transaction, or furnished by third parties, and that neither Rattikin Title Company nor its underwriter has any responsibility or liability for the sufficiency of any applicable documents including, but not limited to, the term, amount of payment, or rate of interest charged thereon. I do hereby specifically release Rattikin Title Company and its underwriter from any liability arising out of any violation of any State or Federal usury statutes, if applicable.
- I hereby waive any obligation on the part of Rattikin Title Company to inspect the Property and I acknowledge that Rattikin Title Company may include an exception to "Rights of Parties" in

PURCHASER'S CERTIFICATE

(Continued)

Possession" in Schedule B of the Owner's Policy of Title Insurance. I understand that if I refuse to accept such exception, charges may be assessed for reasonable and actual costs of such inspection. In addition, additional exceptions may be included in Schedule B of the Owner's Policy of Title Insurance for matters revealed by such inspection.

[ X ] I acknowledge that the exceptions which will appear in my Owner Policy of Title Insurance have been explained to me and that I understand them, and that a list of exceptions which will appear in my title policy is attached to this certificate.

[ X ] I acknowledge that Ratikin Title Company and its underwriter will have no liability whatsoever in the event the conditions and provisions of the foregoing prohibit me from using the Property in any way I desire.

[ ]

*Handwritten:* Dry Busby LLC

Busby & Dry, A.L.C., a Texas limited liability company

By: *[Signature]*

Name: *Michael D. Dry*

Title: *member*

STATE OF Texas

COUNTY OF Tarrant

This instrument was subscribed, sworn to and acknowledged before me on February \_\_\_\_, 2012 by \_\_\_\_\_, as the \_\_\_\_\_ of Busby & Dry, L.L.C., a Texas limited liability company, on behalf of said limited liability company.

*[Signature]*

My commission expires:

(SEAL)

# RATTIKIN TITLE



## TAX PRORATION AGREEMENT

Date: February 3, 2012  
 Property: 1590 FM 2871, Fort Worth, Texas 76126  
 Closing Date: February 3, 2012

As to the above referenced transaction, the undersigned SELLER and BUYER/BORROWER acknowledge their understanding that the property taxes and assessments for the year in which closing occurs shall be prorated by Rattikin Title Company (hereinafter referred to as "TITLE COMPANY") at closing as follows:

In the event the amount of taxes and assessments for the year in which closing occurs are not available as of the time of closing, SELLER and BUYER/BORROWER agree that TITLE COMPANY shall prorate taxes and assessments based on the amount of taxes and assessments charged for the prior year.

In the event improvements have been subsequently added to the property which are not reflected in the amount of taxes and assessments available for the year in which closing occurs, SELLER and BUYER/BORROWER agree that TITLE COMPANY shall prorate taxes and assessments based on the amount of taxes and assessments charged for the current or prior year, as applicable, based on an estimated value of \$\_\_\_\_\_.

If the Property has not been assigned an individual tax account by the tax appraisal district, but it is rather taxed as part of a larger parcel of real estate, then, for purposes of computing tax prorations hereunder, a proportionate part of the real estate taxes attributable to such larger parcel shall be allocated to the Property on the basis of the ratio between the number of gross square feet comprising the property and the total number of gross square feet comprising the larger parcel of real estate, taking into account the value and location of any improvements on part of the larger parcel. The parties agree that the ad valorem tax proration shall be based on the latest appraised tax value of the larger tract, according to the applicable tax appraisal district. For purposes of this Agreement, the tax value allocated to the Property to be conveyed in this transaction is agreed to be \$\_\_\_\_\_.

- As to the above referenced transaction, SELLER and BUYER/BORROWER agree that there will be no proration of property taxes.
- The parties are aware that certain tax exemptions may exist in this transaction which may affect the amount of the property taxes assessed against the property during the year, such as Homestead exemption, Over 65 exemption, Disabled Person exemption, Veteran Disability exemption, and the like.

SELLER and BUYER/BORROWER are aware that in the event the Property is subject to an "Over 65" and/or Disabled Person exemption, SELLER may, but is not obligated to, transfer the exemption(s) to another property SELLER is planning to inhabit. If SELLER elects to transfer the exemption(s) to another property during the year of this transaction, then the proration of taxes on the subject Property shall be based on NO SUCH EXEMPTION(S) for the entire year in which the closing takes place. However, if SELLER does not elect to transfer the exemption(s), then the tax proration shall be based on the exemption(s) in place as of closing. TITLE COMPANY shall calculate the tax proration based on the information provided by SELLER, and both SELLER and BUYER/BORROWER hold TITLE



TAX PRORATION AGREEMENT

(Continued)

COMPANY harmless of any adverse consequences arising out of, or attributable to, SELLER'S filing or failing to file necessary documentation to transfer the exemption(s) to another property. If the final tax or assessment for the year of Closing is different than that upon which the proration at Closing was made as a result of SELLER'S filing, or failure to file, a transfer, SELLER and BUYER/BORROWER agree to adjust the proration between themselves outside of Closing at such time as the actual taxes for the Property are known.

- SELLER will transfer its existing Over 65 and/or Disabled Person exemption to another property.
- SELLER will NOT transfer the Over 65 and/or Disabled Person exemption to another property.

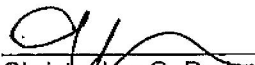
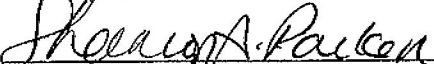
In the event the Property is currently receiving a charitable tax exemption prior to closing of this transaction, the taxing authorities shall terminate such exemption immediately upon closing. Conversely, if the Property is acquired by a charitable organization that is entitled to a tax exemption as a result of this transaction, the taxing authority should grant such exemption immediately upon closing. However, notwithstanding the potential change in exemption status as a result of the sale or purchase of Property by a charitable organization, TITLE COMPANY shall prorate taxes as of Closing based on the amount of taxes and assessments charged for the prior year. SELLER and BUYER/BORROWER acknowledge their understanding that the taxing authority will conduct its own proration of taxes subsequent to the closing of the transaction, and shall send BUYER/BORROWER a tax bill for any additional taxes due as a result of any terminated charitable exemption during the year of Closing. Thereafter, in the event the exemption was terminated prior to the Closing, SELLER agrees to reimburse BUYER/BORROWER outside of Closing for all extra taxes and assessments which accrued subsequent to the exemption termination, but prior to Closing.

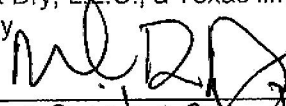
SELLER and BUYER/BORROWER understand that tax prorations, and reserves required by the lender, if any, may have been based on figures or estimates for the preceding year that were supplied by others, and in the event of any change from such amounts, when later determined, SELLER and BUYER/BORROWER agree that all necessary adjustments will be made directly between SELLER and BUYER/BORROWER and/or lender, unless the parties otherwise agree in writing, and SELLER and BUYER/BORROWER agree that there shall be no further involvement or liability by TITLE COMPANY and/or its underwriters for the failure of the parties to do so.

The terms of this Proration Agreement shall survive closing.

Dated as of the date first above written.

SELLER

  
\_\_\_\_\_  
Christopher G. Parker  
  
\_\_\_\_\_  
Shannon A. Parker

*M.D.D.*  
BUYER/BORROWER  
*Dry & Busby LLC*  
Busby & Dry, L.L.C., a Texas limited liability company  
By:   
Name: Michael D. Dry  
Title: member



**AFFILIATED ENTITIES DISCLOSURE STATEMENT**

To: Busby & Dry, L.L.C.  
Christopher G. Parker and Shannon A. Parker

Re: 1590 FM 2871  
Fort Worth, Texas 76126

Date: February 3, 2012

**NOTICE**

Rattikin Title Company is providing you with certain closing and title insurance services in connection with the above referenced transaction. Federal law requires that providers of real estate settlement services give the parties written disclosure of its relationship with other affiliated entities which may provide other services in the same transaction. This disclosure statement shall give you notice that some or all of the owners of RATTIKIN TITLE COMPANY hold a beneficial ownership interest in the following entities, which may provide other services on your behalf in connection with your transaction.

<u>Company</u>	<u>Type of Service Provided</u>
AmeriPoint Exchange Services	Tax deferred exchange services
AmeriPoint Title Group, L.L.P.	Title Insurance Agent
Jack Rattikin Jr., P.C.	Legal documentation
Jeffrey A. Rattikin, P.C.	Legal documentation
Mortgage Solutions, Inc.	Mortgage loan servicing
Rattikin & Rattikin, L.L.P.	Legal documentation
Rattikin Exchange Services, Inc.	Tax deferred exchange services
Real Estate Information Services	Real estate records searches
Tarrant County Real Property Tax Service, Inc.	Tax searches
Title Solutions, L.P.	Real estate related services

You are NOT required to use any of the above named providers of services as a condition to the closing of your transaction or the issuance of a title insurance policy. You are advised that there may be other providers available which offer similar services, and you are free to retain another firm to provide such services to you.

By executing the acknowledgement below, you agree to utilize any services provided by the above referenced firms in connection with your transaction.

If you have any questions regarding the nature of the relationship between any of the above referenced firms, please feel free to contact your Rattikin Title Company escrow officer.

**AFFILIATED ENTITIES DISCLOSURE STATEMENT**

(Continued)

**Acknowledgement**

I/We have read this Disclosure Statement, and understand that I/we may purchase settlement services from some or all of the above referenced firms. I/We hereby agree to utilize the services of any of the above referenced firms in connection with the closing of the above referenced transaction, and pay for the services actually rendered.

*MD*  
BORROWER  
*Dry & Dry LLC*  
Dry & Dry, L.L.C., a Texas limited liability company  
By: *MD*  
Name: *Michael D. Dry*  
Title: *member*

SELLER  
*CP*  
Christopher G. Parker  
*Shannon A. Parker*  
Shannon A. Parker

# RATTIKIN TITLE

## AFFIDAVIT AS TO DEBTS AND LIENS

**DATE:** DATED AS OF THE JURAT, OR WHEN MORE THAN ONE, THE FIRST COMPLETED JURAT.

**RE:** PROPERTY (HEREINAFTER CALLED "subject property") fully described in said file:

A tract of land out of the G. H. & H. R. R. COMPANY SURVEY, Abstract No. 623, Tarrant County, Texas; and being more particularly described by metes and bounds on Exhibit "A" attached hereto for all purposes.

AFFIANT is/AFFIANTS are:

- ( X ) SELLER(S) of the subject property  
 ( ) OWNER(S)/BORROWER(S) of a loan secured by subject property  
 ( ) duly authorized Officer/Partner/Joint Venturer of , which is the:
- ( ) SELLER of the subject property  
 ( ) OWNER/BORROWER of a loan secured by subject property;

and each AFFIANT appearing before the respective undersigned authority on the date set forth in the respective Jurat, on oath deposes and says:

RATTIKIN TITLE COMPANY, Agent for , has been requested to handle the closing of the transaction upon subject property and the issuance of one or more title policies. Each AFFIANT is giving this Affidavit with the understanding that RATTIKIN TITLE COMPANY, Agent for , could not and would not issue any title insurance contracts on said property unless each AFFIANT swears to the accuracy of the statements made herein, as follows: IF THE STATEMENTS ARE UNTRUE, PLEASE MARK AN "X" IN THE PARENTHESIS, AND EXPLAIN UNDER NO. 15 ( ).

1. Affiant certifies that the sale of the above-described property is truly a "sale," and that there is no agreement or understanding whatsoever that said property will be re-transferred to Seller(s) at any future date. Affiant further certifies that said "sale" could not in any way be construed as a "loan of money."
2. The owner(s) of the subject property owe(s) no past due Federal or State taxes, no delinquent Federal assessments presently exist against owner(s), and no Federal or State liens have been filed against owner(s), EXCEPT THOSE UNDER NO. 15 ( ).
3. No delinquent State, County, City, School District, Water District or other governmental agency taxes are due or owing against subject property, and no tax suit has been filed by any State, County, Municipal, Water District or other governmental agency for taxes levied against subject property. EXCEPT THOSE UNDER NO. 15 ( ).
4. All labor and material used in the construction of improvements or repairs, if any, on the subject property have been paid for; there are now no unpaid labor or material claims against the improvements or repairs, if any, or the property upon which same are situated; and AFFIANT hereby declares that all sums of money due for the erection of improvements or repairs, if any, have been fully paid and satisfied; and there are no Mechanic's or Materialman's liens against the subject property, unless and except as shown under No. 8 and the lienholder named in No. 12 below.



AFFIDAVIT AS TO DEBTS AND LIENS

(Continued)

15. EXCEPTIONS AND EXPLANATIONS:

16. AFFIANT UNDERSTANDS THAT THE PAYOFF AMOUNT(S) ON LOANS AND LIENS LISTED ABOVE ARE IN ACCORDANCE WITH STATEMENTS GIVEN BY THE SECURED PARTY, AND SHOULD THE SECURED PARTY REQUIRE ANY ADDITIONAL AMOUNT IN ORDER TO RELEASE SAID LOANS, AFFIANT (AND OWNER/BORROWER, IF OWNER/BORROWER IS AN ENTITY) AGREES TO PAY THAT ADDITIONAL AMOUNT AND HOLD ESCROW AGENT AND ITS UNDERWRITER HARMLESS FROM SUCH ADDITIONAL AMOUNT AND ANY OTHER LIEN NOT SPECIFICALLY REFERENCED ABOVE.

*Christopher G. Parker*  
\_\_\_\_\_  
Christopher G. Parker  
*Shannon A. Parker*  
\_\_\_\_\_  
Shannon A. Parker

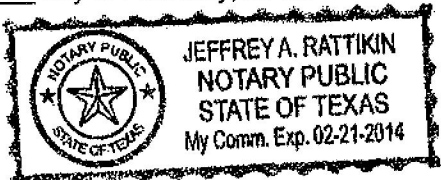
STATE OF Texas

COUNTY OF Tarrant

I, \_\_\_\_\_, a Notary Public of the County and State first above written, do hereby certify that Christopher G. Parker and Shannon A. Parker personally appeared before me this day and have subscribed, sworn to and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the \_\_\_\_ day of February, 2012.

*Jeffrey A. Rattikin*  
\_\_\_\_\_  
Notary Public



My Commission Expires:

(SEAL)

*Law Offices of*  
**RATTIKIN & RATTIKIN, L.L.P.**  
5020 Collinwood Avenue, Suite 400  
Fort Worth, Texas 76107  
(817) 737-7701

**DATE:** February 3, 2012

**RE:** GF#12-00293-JAR:smh

**BRIEF PROPERTY DESCRIPTION:**

**Being 70.000 acres of land situated in the G.H. & H. RAILROAD COMPANY SURVEY, Abstract No. 623, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Viking Real Estate, L.C. by deed recorded in County Clerk's Instrument No. D205069449, Deed Records, Tarrant County, Texas, said 70.000 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto for all purposes.**

The undersigned do hereby acknowledge that RATTIKIN & RATTIKIN, L.L.P. prepared certain documents necessary and appropriate in the closing of the sale, exchange, purchase, or loan of or on the real property described in the above referenced file, and agree to pay at closing the legal fees charged the parties by RATTIKIN & RATTIKIN, L.L.P. in connection with the preparation of the legal instruments.

The undersigned understand and agree that the documents prepared by RATTIKIN & RATTIKIN, L.L.P., were prepared in accordance with the instructions of the lender, if any, and of the parties to this transaction. **THE UNDERSIGNED ACKNOWLEDGE THAT RATTIKIN & RATTIKIN, L.L.P. HAS NOT ENTERED INTO ANY CONTRACT NEGOTIATIONS; HAS PREPARED THE DOCUMENTS SOLELY FROM A FULLY NEGOTIATED CONTRACT AND HAS NOT, IN ANY MANNER, UNDERTAKEN TO ASSIST OR RENDER LEGAL ADVICE TO THE UNDERSIGNED WITH RESPECT TO THE PROPERTY DESCRIBED ABOVE, OR WITH RESPECT TO ANY OF THE DOCUMENTS OR INSTRUMENTS BEING EXECUTED IN CONNECTION THEREWITH.** The undersigned have been and are hereby advised to obtain counsel of their own choice to represent them in this transaction.

No representations have been made by RATTIKIN & RATTIKIN, L.L.P., as to the legal effects or tax consequences of these documents or of the transaction described in the above referenced file. No representations have been made as to whether the transaction described in the above referenced file complies with the usury laws or of any other laws of the United States or any state having jurisdiction over this transaction.


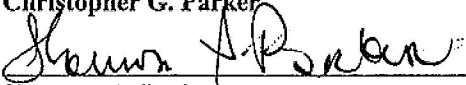
In the event a deed of trust has been prepared in connection with this transaction, the undersigned parties hereby authorize and consent to the appointment of employees or agents of RATTIKIN & RATTIKIN, L.L.P. as Trustee under the deed of trust, and acknowledge their understanding and consent that RATTIKIN & RATTIKIN, L.L.P. may be called upon to conduct a foreclosure sale on behalf of the lender in accordance with the terms of the deed of trust.

It is further understood and agreed by the undersigned that RATTIKIN & RATTIKIN, L.L.P., is not employed for legal representation generally, or for any purpose in connection with the transaction described in the above referenced file other than the preparation of documents as stated above.

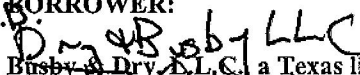

**THE UNDERSIGNED ACKNOWLEDGE THAT THEY HAVE READ, UNDERSTOOD AND HEREBY APPROVE THE DOCUMENTS AS PREPARED.**

The undersigned hereby agree that no attorney/client privilege or relationship exists between them and RATTIKIN & RATTIKIN, L.L.P.

SELLER:

  
\_\_\_\_\_  
Christopher G. Parker  
  
\_\_\_\_\_  
Shannon A. Parker

BORROWER:

*M.D.B.*  
  
Busby & Dry, L.L.C. a Texas limited liability  
By:   
\_\_\_\_\_  
Name: Michael D. Dry  
Title: member



## EXHIBIT A

70.000 acres of land situated in the G.H. & H. Railroad Company Survey, Abstract No. 823, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Viking Real Estate, L.C. by deed recorded in County Clerk's Instrument No. DS205089449, Deed Records, Tarrant County, Texas, said 70.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5" steel fence corner at the Northeast corner of said Plummer tract and the Southeast corner of a tract of land conveyed to James L. Bosler et ux Patricia Bosler by deed recorded in Volume 18741, Page 485, Deed Records, Tarrant County, Texas, said fence post being in the West line of F. M. 2871 (R.O.W. varies);

THENCE along the West line of said F. M. 2871 as follows:

S 00° 39' 00" W, 349.90 feet to a 1/2" iron found;

S 00° 33' 36" W, 517.07 feet to a 1/2" iron set with Fulton Surveying cap;

THENCE N 89° 19' 00" W, 1711.72 feet to a 1/2" iron set with Fulton Surveying cap;

THENCE S 04° 23' 37" E, 781.39 feet to a P.K. nail set in the South line of said Viking tract and the North line of a tract of land conveyed to David S., Plummer, et ux, by deed recorded in County Clerk Instrument No. D205085091, Deed Records, Tarrant County, Texas;

THENCE N 89° 19' 00" W, along the common line of said Viking and Plummer tracts, 994.95 feet to the Southwest corner of said Viking tract and the Southeast corner of a tract of land conveyed to Billy E. Buster et ux by deed recorded in Volume 8201, Page 798, Deed Records, Tarrant County, Texas;

THENCE N 00° 00' 54" E, along the West line of said Viking tract, 1645.41 feet to a 1/2" iron found at the Northwest corner of said Viking tract in the South line of said Bosler tract;

THENCE S 89° 19' 00" E, along the common line of said Viking and Bosler tracts, 2855.40 feet to the Point of Beginning and containing 70.000 acres of land, more or less.

**NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.**

**DEED FOR PARCEL 4**

**DRY APR LLC**



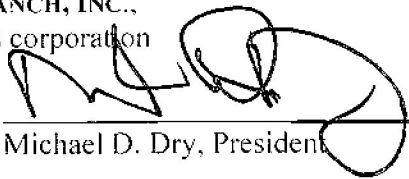
EXECUTED to be effective as of the 28 day of December, 2020.

**GRANTOR:**

A.P. RANCH, INC.,  
a Texas corporation

By: \_\_\_\_\_

Michael D. Dry, President



STATE OF TEXAS

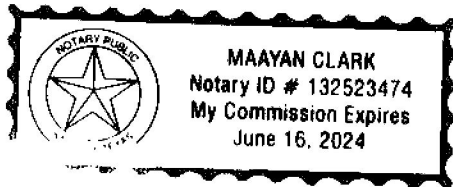
§

COUNTY OF TARRANT

§

§

This instrument was acknowledged before me on the 28 day of December, 2020, by Michael D. Dry, President of A.P. Ranch, Inc., a Texas corporation, on behalf of said entity.



[seal]

\_\_\_\_\_  
Notary Public, State of Texas  
Printed Name: Maayan Clark  
My commission expires: 6/16/2024



**EXHIBIT "A" TO DEED**

**Property Description**

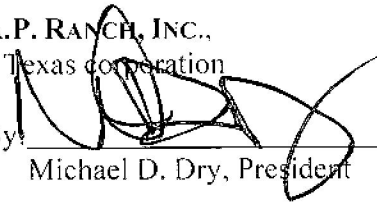
Tracts 2B1 & 2A1A1, GH & HR Railroad Company Survey A-623, Tarrant County, Texas.



EXECUTED to be effective as of the 31st day of December, 2020.

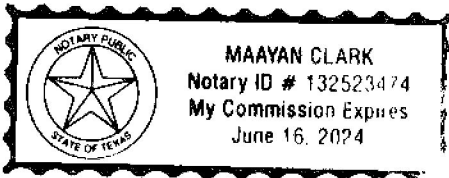
**GRANTOR:**


A.P. RANCH, INC.,  
a Texas corporation

By:   
Michael D. Dry, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 28 day of December, 2020, by Michael D. Dry, President of A.P. Ranch, Inc., a Texas corporation, on behalf of said entity.



  
\_\_\_\_\_  
Notary Public, State of Texas  
Printed Name: Maayan Clark  
My commission expires: 06/16/2024

[seal]

**EXHIBIT "A" TO DEED**

**Property Description**

Tracts 2B1 & 2A1A1, GH & HR Railroad Company Survey A-623, Tarrant County, Texas.



# **EXHIBIT 4**



CPU TEXAS CHRISTIAN UNIV  
 2901 STADIUM DR STE 1200  
 FORT WORTH, TX 76129-0006  
 (800)275-8777

12/21/2021 12:36 PM

Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope Sugar Land, TX 77478 Weight: 0 lb 10.60 oz Estimated Delivery Date Mon 12/27/2021	1		\$3.16
Certified Mail® Tracking #: 70150640000495097571			\$3.75
Return Receipt Tracking #: 9590 9403 0216 5146 7573 71			\$3.05
<b>Total</b>			<b>\$9.96</b>
<b>Grand Total:</b>			<b>\$9.96</b>

UFN: 483247-5557  
 Receipt #: 840-27600685-3-675169-2  
 Clerk: 00

7015 0640 0004 9509 7571

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
 \$ 3.75

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ 3.05

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
 \$ 3.16

**Total Postage and Fees**  
 \$ 9.96



Sent To Southwest Water CO

Street and Apt. No., or PO Box No.  
 12535 Reed Rd

City, State, ZIP+4®  
 Sugar Land, TX 77478

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

The following files are not convertible:

Dry\_Ranch\_PropBNDY.shp  
Boundary\_NW.cpg  
Boundary\_NW.dbf  
Boundary\_NW.prj  
Boundary\_NW.sbn  
Boundary\_NW.sbx  
Boundary\_NW.shp  
Boundary\_NW.shx

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact [centralrecords@puc.texas.gov](mailto:centralrecords@puc.texas.gov) if you have any questions.